

District II Advisory Board Minutes

August 7, 2006

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The District II Advisory Board meeting was held at 7:00 p.m. at the Rockwell Branch Library, 5939 E. 9th Street North. 7 board members, 7 staff and approximately 16 citizens were in attendance. Only those individuals who signed in are listed as guests below.

Members Present

Daryl Crotts
Tim Goodpasture
Joe Johnson
Matt Hesse
Larry Frutiger
Phil Ryan
Marty Weeks
Council Member Sue Schlapp

Members Absent

David Mollhagen
Sarah Devries
Brian Carduff
Kaci Tucker*

*Youth Representatives

Staff Present

Officer Miller, Community Officer 399 Beat
Jess McNeeley, Planning
Mike Jacobs, Public Works
Donna Goltry, Planning
Steve King, Public Works
Larry Foos, Parks & Recreation
LaShonda Porter, Neighborhood Assistant

Guests

Listed on the last page

ORDER OF BUSINESS

CALL TO ORDER

The meeting was called to order at 7:01 p.m.

APPROVAL OF MINUTES AND AGENDA

The meeting agenda for August 7, 2006 was approved as submitted (**Crotts:Hesse, 7-0**)

The meeting minutes for July 10, 2006 were approved as submitted (**Carduff:Ryan, 7-0**)

DAB did introductions and **CM Schlapp** explained the purpose of the District Advisory Board, as well as how the meeting is held for District II. She explained that she has appointed **Joe Johnson** to run the meeting, as she does not want to influence the DAB members or citizen responses.

PUBLIC AGENDA

1. Scheduled items

No items were submitted.

2. Off-agenda items

Ray Raymos, 1350 S. Greenwich, wanted to know if he could receive a copy of the results from the flood plain study done a year ago. **LaShonda Porter** will work with City staff to determine what is available.

STAFF REPORT

3. Community Police Report

Community Officer Miller, 399 Beat, advised that there was not much going on the 399 Beat, however, wanted to highlight a few incidents in other beats:

- 38 Beat, Central & Oliver, there have been a lot of accidents. Officers within an 80-hour timeframe have issued approximately 265 citations.
- McDonald Golf Course has had 3 highway robberies. Community Officer Vogle is working with the golf course manager to reduce any extra traffic and trespassers in effort to help reduce the number of robberies.
- 37 Beat, Town East – Webb Road. Kellogg & Webb Road is considered to be one of the highest accident locations. Officers have been posted at this location to see what are the major factors causing the accidents as well as doing some additional research to see what needs to be done to prevent them in the future.
- Construction burglaries are an issue, especially for new developments. Officers have accounted for a minimum loss of \$15,000.
- Vehicle larcenies are still an issue. Officer Miller advised the community to be smart, don't leave valuables in plain sight, lock them in the trunk or take them with you.

The Board thanked **Officer Miller** for his report.

Action Taken: Received and filed.

NEW BUSINESS

4. Brookside Pavement Petition

Steve King, Public Works presented information in regards to the petition request to pave Brookside, north of Central. The project will provide paved access to a commercial area, and the signatures of the petition represents 42% resident owners and 65% of the improvement district area. The estimated cost is \$117,000, in which it will be assessed to the property owners in the improvement district area.

Action Taken: The Board recommended approval of the petition as the staff has recommended. (Crofts:Hesse, 7-0)

5. Greenwich Road Improvement, between Harry and Kellogg

Mike Jacobs, Planning, presented information on the improvements for Greenwich Road. The project will provide four through lanes on Greenwich and a center two-way left turn lane with landscaped medians. He advised that the landscaping plan had not been developed at the time. The intersection at Harry will be reconstructed with left turn lanes at all four approaches and a storm water sewer will be constructed to improve drainage. In addition 5-foot sidewalks will be constructed along both sides of Greenwich, as part of the improvements. Construction is planned to begin in 2008/2009.

Ron Nuessen, Contractor, discussed the drainage concerns; he advised that they understood that there were some drainage issues, and that they would work with FEMA to ensure that the storm water sewer was constructed properly. He also advised that they would look at the 100-year flood plain when evaluating the system.

Ray Ramos, 1350 S. Greenwich, wanted to understand how many new homes would be going into the area? What will be the speed limit? Are the sidewalks designed for pedestrians or bicycles?

Mike Jacobs responded that he was not certain how many new homes, and that if there were 100 new homes that would not cause any traffic concerns. He also advised that the sidewalks are designed for pedestrians. **Ron Nuessen**, advised that the speed limit would 45mph.

Carol Leeland, 900 S. Greenwich, wanted to know why the lanes couldn't be moved further to the West instead of the East. **Mike Jacobs** explained that doing so would require the City to acquire homes and they did not find it necessary to do so.

Keith Leeland, 900 S. Greenwich, is concerned that the project is going to destroy the tree line, in which will destroy his property value. He wants to understand who is going to compensate the homeowners for the loss of property value and if there is another alternative to save the trees.

Dwight Allen, 13650 S. Greenwich, is also concerned with the loss of trees and the drainage issues. He would like for the City to ensure that the drainage issue is reviewed carefully and that whatever system designed will carry the water off properly. **Mike Jacobs** explained that they are fully aware of the problem, and they have a concept to build an underground sewer and water drainage system to address the problem. This system may not make the issue better but it will definitely not make it worse.

Stephanie Rogers, 930 S. Greenwich, would also like to see the trees preserved.

Board Members, wanted to ensure that there were no other alternatives. Is it possible for the sidewalks to be placed behind the trees instead of removing the trees? Can we work with the property owners to find another alternative to save the trees? **Mike Jacobs**, advised that he could do a cost estimate on such a design, however, it is normally not the practice to put a

sidewalk on private property, as the City would have to compensate the property owners for doing so.

Action Taken: The board approved the project, with the provision that the engineers would determine if other alternatives were available. **(Crofts:Hesse, 7-0)**

6. **CON2006-00026**

Donna Goltry, Planning, presented an administrative adjustment to zoning case CON2005-00028. The administrative adjustment is being submitted to adjust site plan, reduce size of conditional use on CON2005-00028 and provide a 90-day extension from the date of approval to accommodate site plan changes.

Donna explained that **Mr. John Brown** (applicant) was unable to attend the meeting tonight, as he is ill, however, he is in agreement with the site plan and wants this adjustment to be approved. She also advised that the administrative adjustment had been in the Planning department for a while, however, there were other issues being resolved before this could be completed. The issue of the replacement of the screening fence has been resolved and the screening fence has been completely put up on Nature's Way property.

Action Taken: The Board recommended approval of the administrative adjustment as the staff has recommended. **(Hesse:Weeks, 7-0)**

7. **ZON2006-00017**

Jess McNeeley, Planning, presented a request for a zoning change from SF-5 Single-family residential to MF-18 Multi-family residential. The zoning change was originally presented to the DAB on July 10, 2006. During this meeting it was the suggestion of the DAB to create a protective overlay to allow for specific use of the land.

Jess McNeeley created the protective overlay and it included four conditions:

1. The site shall be limited to development of single-family or duplex residential units only.
2. The site shall be limited to a total of 16 dwelling units.
3. The site shall meet all code-required setbacks, screening, landscaping, and parking requirements.
4. The City of Wichita Fire Marshall shall approve the site plan for a private access drive.

The applicants **Mr. and Mrs. Niedens**, both confirmed that they were in agreement with the protective overlay.

Rick Fields, 11407 E. Waterman, has concerns that the duplexes will cause drainage issues. **Mr. Niedens**, explained that the City of Wichita requires that the water goes to the street and as part of the building permit that is required, the drainage system will be reviewed and inspected to ensure that the property will not create any drainage issues.

Board Members thanked **Jess McNeeley** and **Mr. and Mrs Niedens** for working through the changes.

Action Taken: The board recommended approval of the zoning change with the protective overlay in place. **(Crofts:Ryan, 7-0)**

BOARD AGENDA

8. Updates, Issues, and Reports

Ralph Wultz Riverside Tennis Center

Larry Foos, Parks & Recreation, presented information on the proposed dome for the Riverside Tennis Court. He presented information concerning the funding sources and several possible tennis center improvement options for the downtown tennis center facility. These options included lighting, fencing, removal of the unused racquetball courts, replacing existing courts, and an enclosed inflatable dome over the east courts.

He also advised that the project would provide the following benefits:

- Program expansion
- City of Wichita first indoor facility
- 3 indoor courts in a climate controlled setting

He also advised that over the past week, they have received commitments from the YMCA; indicating that if the indoor facility is created, they would bus kids to the facility for after school programs.

CM Schlapp advised that Starky and the Girl Scouts have also committed to supporting the projects as well.

Larry Foos advised that the dome will go over three tennis courts and would be 36-feet tall. The dome is very durable, dirt resistant, can handle winds of up to 80 mph, and has a life expectancy of 20+ years. He advised that there would be some landscaping done around the building so that the appearance of the facility looks good as well.

He also explained that the cost for heat and air conditioning in the facility year round would be approximately \$29,000.

Julie Kater, 13701 Pennicle Drive, is on the Board of the Maurice Connelley Foundation and indicates that their mission is to help children, and this would be a great benefit. She advised that the Foundation is in partnership with the City of Wichita on this project and thinks very highly on the project.

Jan Ginger, 7604 McGill, also believes in this project and thinks it will be very beneficial to both children and adults.

Donna Goltry, 235 N. Roosevelt, wanted to know what the air mix would be in the facility, and if it would be safe to play. **CM Schlapp**, advised that there is an indoor facility at Genesis and she has taught classes there and the facility is a great place to play. So, Yes the facility would be safe.

Marsha Simons, 6710 McGill, also supports the idea and thinks it would be a great place for both children and adults.

Action Taken: The Board recommended approval. **(Crotts:Weeks, 7-0)**

With no further business, the meeting adjourned at 8:20 p.m.

The next DAB II meeting will be September 11, 2006 at the Rockwell Branch Library.

Respectfully Submitted,

LaShonda Porter, Neighborhood Assistant

Guests

Robert Kaplan	430 N. Market
Ira & Goldie Pray	14605 Timberlake Road
Ray & Jean Raymos	1355 S. Greenwich
Dwight Allen	1360 S. Greenwich
Keith & Carol Leland	900 S. Greenwich
Stefanie Rogers	930 S. Greenwich
Ron & Sandi Stika	11815 E 3 rd St N.
Lester Beals	11407 E. Waterman
Jeff Englert	11318 Donegal
Ron Nuessen	
Marcia Simon	6710 Magill
Jessica Rhein	